

Know All Men By These Presents.

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That We, RALPH L. DONNELLY and LILLIAN R. DONNELLY, husband and wife, both of Waterville, County of Kennebec and State of Maine

NO TRANSFER
TAX PAID

in consideration of One dollar and other valuable consideration

23592

paid by LILLIAN R. DONNELLY of Waterville, County of Kennebec and State of Maine

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said LILLIAN R. DONNELLY, her

heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon, situated on the south side of Roosevelt Avenue in said Waterville, and further bounded & described as follows, to wit:

Beginning at a point on the southerly line of said Roosevelt Avenue, which marks the northeasterly corner of the premises herein conveyed, and which point also marks the northwesterly corner of the premises of Fred S. Baker, Jr., thence at right angles to Roosevelt Avenue and running southerly a distance of One Hundred (100) feet; thence running westerly at right angles a distance of one hundred forty (140) feet, more or less, to land of Mrs. Alice Audet; thence northerly along Audet's easterly line a distance of one hundred (100) feet to the south line of Roosevelt Avenue; thence running at right angles easterly on the southerly line of Roosevelt Avenue a distance of one hundred forty (140) feet, more or less, to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected on the premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed in said reserved space. No part of any building shall be placed nearer than eight (8) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than twenty thousand (\$20,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The finish grade of the lot facing the street shall not be over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall not be over four (4) feet above the top surface of said center line of the street.

Being the same premises conveyed to the herein Grantors by deed of Lewis J. Rosenthal and Evelyn Rosenthal on May 1, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1466 Page 555.

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To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said

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LILLIAN R. DONNELLY, her

heirs and assigns, to them and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs
and assigns, that we are lawfully seized in fee of the premises that they
are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to
hold as aforesaid; and that we and our heirs shall and will WARRANT
and DEFEND the same to the said Grantee, her heirs and assigns forever,
against the lawful claims and demands of all persons.

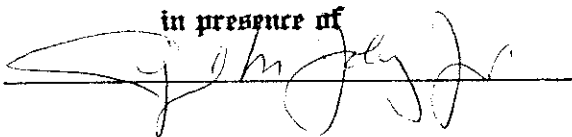
In Witness Whereof,

RALPH L. DONNELLY and LILLIAN R. DONNELLY

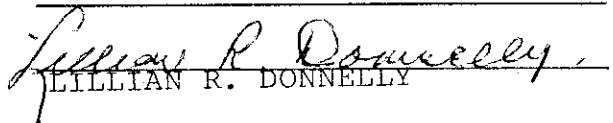
joining in this deed as Grantor, and relinquishing and conveying our right
by descent and all other rights in the above described premises, have hereunto set
our hand and seal this tenth
day of October in the year of our Lord one thousand nine
hundred and eighty six.

Signed, Sealed and Delivered

in presence of




RALPH L. DONNELLY


LILLIAN R. DONNELLY

State of Maine,
Kennebec

} ss.

October 10, 19 86

Personally appeared the above named

RALPH L. DONNELLY and LILLIAN R. DONNELLY

and acknowledged the above

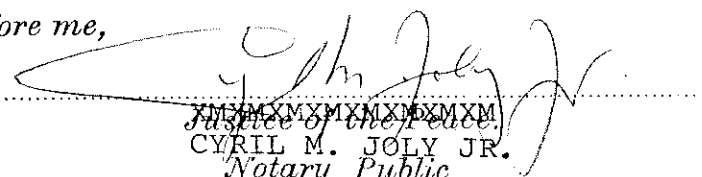
instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

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CYRIL M. JOLY JR.
Notary Public